

Instrument # 1650890

Bonneville County, Idaho Falls, Idaho

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Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY

Penny Manning Fee: \$15.00

Ex-Officio Recorder Deputy Saitken

Index to: DEED, WARRANTY

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stoel Rives, LLP
Attn: Richard R. Hall
201 S. Main St., Suite 1900
Salt Lake City, Utah 84111

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

3440459 - TD

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

(York 209, Coltman and UCon Pits - Bonneville County, State of Idaho)

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HIGHSTONE GRAVEL, LLC (formerly RBH GRAVEL, LLC), an Idaho limited liability company, having a mailing address of 2205 E. 300 N., St. Anthony, Idaho 83445 ("**Grantor**"), hereby grants to SUNROC CORPORATION, a Utah Corporation, having a mailing address of 482 West 800 North, Orem, Utah 84057 ("**Grantee**"), against all claiming by, through, or under Grantor, but not otherwise, those certain tracts of land, together with any and all interests, rights and appurtenances thereto (including all water rights and shares associated therewith, if any), as well as any and all improvements thereon, situated in Bonneville County, State of Idaho, as more particularly described in attached Exhibit A (the "**Subject Property**"), TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging unto the Grantor, and its successors and assigns, forever.

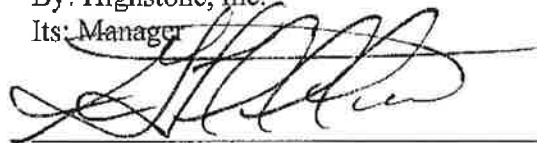
DATED this 5 day of August, 2020.

GRANTOR:

HIGHSTONE GRAVEL, LLC,
an Idaho limited liability company

By: Highstone, Inc.

Its: Manager



By: Greg Stoddard

Its: President of Manager

STATE OF IDAHO)
 : ss.
COUNTY OF Fremont)

On August 5th, 2020 before me, Craig Adams, a Notary Public, personally appeared Greg Stoddard, as President of Highstone Inc., Manger of Highstone Gravel, LLC an Idaho limited liability company.

WITNESS my hand and official seal.

Craig Adams
Notary Public
Print Name: Craig Adams
My commission expires: 6/7/21

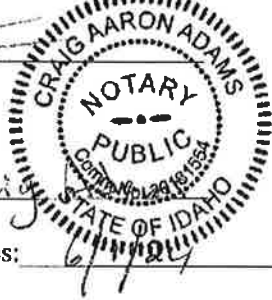


EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

York 209 Pit Property:

TRACT 1:

COMMENCING AT A POINT 45.6 RODS WEST OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, AND RUNNING THENCE SOUTH 160 RODS; THENCE EAST TO THE O.S.L.R.R. RIGHT OF WAY; THENCE FOLLOWING THE SAID RIGHT OF WAY IN A NORTHEASTERLY DIRECTION TO THE NORTH LINE OF SECTION 11, IN SAID TOWNSHIP AND RANGE; THENCE WEST ON SAID LINE TO POINT OF BEGINNING. BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, AND THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, LYING WEST OF THE O.S.L.R.R. RIGHT OF WAY, ALL IN TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN.

ALSO:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, AND RUNNING THENCE WEST 2633.64 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SECTION 11; THENCE SOUTH 60°41'07" EAST 683.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 48°12'49" EAST 366.20 FEET TO THE WEST RIGHT OF WAY OF HIGHWAY 91; THENCE SOUTH 29°09'03" WEST 485.00 FEET ALONG SAID WEST RIGHT OF WAY; THENCE NORTH 48°13'47" WEST 115.00 FEET; THENCE NORTH 04°44'12" EAST 593.01 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A STRIP OF LAND 33 FEET WIDE, LYING SITUATE EASTERLY FROM A LINE 58 FEET WESTERLY FROM AND PARALLEL TO THE FOLLOWING DESCRIBED CENTER LINE OF SAID HIGHWAY AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT OF THE YELLOWSTONE PARK (F.A.P.) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF IDAHO, AND FURTHER DESCRIBED IN RIGHT OF WAY DEED RECORDED SEPTEMBER 10, 1938 IN BOOK 39 OF DEEDS, AT PAGE 202.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND BEING ON BOTH SIDE OF THE CENTER LINE OF U.S. HIGHWAY 91-191 SPUR, PROJECT NO. F-6033(8) HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO, AND FURTHER DESCRIBED IN WARRANTY DEED RECORDED JULY 11, 1962 IN BOOK 142 OF DEEDS, AT PAGE 113.

ALSO EXCEPTING THEREFROM:

THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED TO INTERMOUNTAIN GAS

York 209 Pit Property (cont.):

COMPANY, RECORDED AUGUST 28, 2001 AS INSTRUMENT NO. 1056301.

ALSO EXCEPTING THEREFROM:

A TRACT OF LAND LYING IN NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, AND FURTHER DESCRIBED IN WARRANTY DEED TO THE STATE OF IDAHO, RECORDED SEPTEMBER 26, 2014 AS INSTRUMENT NO. 1482334.

TRACT 2:

LOTS 1 AND 2 IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.
AND: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 10, AND RUNNING THENCE DUE EAST ON SECTION LINE 114.4 RODS; THENCE SOUTH 160 RODS; THENCE WEST 114.4 RODS; THENCE NORTH 160 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:

ALL THAT STRIP OF LAND IN LOTS 1 AND 2, SECTION 10, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, AND FURTHER DESCRIBED IN WARRANTY DEED TO THE SNAKE RIVER VALLEY IRRIGATION DISTRICT, RECORDED MAY 26, 1937 IN BOOK 36 OF DEEDS, AT PAGE 564.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND BEING ON BOTH SIDES OF THE CENTER LINE OF U.S. HIGHWAY 91-191 SPUR, PROJECT NO. F-6033(8) HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO, AND FURTHER DESCRIBED IN WARRANTY DEED TO THE STATE OF IDAHO RECORDED JUNE 18, 1962 IN BOOK 141 OF DEEDS, AT PAGE 499.

ALSO EXCEPTING THEREFROM:

THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED TO THE CITY OF IDAHO FALLS, RECORDED AUGUST 15, 1984 AS INSTRUMENT NO. 668352.

LESS AND EXCEPTING FROM BOTH OF THE ABOVE TRACTS 1 AND 2:

ALL THAT PORTION THAT IS NOW WATER FRONT SUBDIVISION, PHASE 1, BONNEVILLE COUNTY, IDAHO, ACCORDING TO THE PLAT RECORDED FEBRUARY 17, 2010 AS INSTRUMENT NO. 1385193.

TRACT 3:

LOT 1, BLOCK 1 AND LOTS 1, 2 AND 3, BLOCK 2, WATER FRONT SUBDIVISION, PHASE 1, BONNEVILLE COUNTY, IDAHO, ACCORDING TO THE PLAT RECORDED FEBRUARY 17, 2010 AS INSTRUMENT NO. 1385193.

LESS AND EXCEPTING THEREFROM:

A TRACT OF LAND LYING IN NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN,

York 209 Pit Property (cont.):

BONNEVILLE COUNTY, IDAHO, AND FURTHER DESCRIBED IN WARRANTY DEED TO THE STATE OF IDAHO, RECORDED SEPTEMBER 26, 2014 AS INSTRUMENT NO. 1482334.

Along with **Idaho Water Rights No. 25-13472 and 25-13473**, as those rights appear in the records of the Idaho Department of Water Resources.

Coltman Pit Property:**TRACT 4:**

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5, SAID POINT BEING A 1" ALUMINUM CAP REFERENCED BY CORNER PERPETUATION AND FILING INSTRUMENT NO. 641092, RECORDS OF BONNEVILLE COUNTY, IDAHO, AND BEARS N00°03'20"W 2657.40 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5 WHICH IS A 1" ALUMINUM CAP REFERENCED BY CORNER PERPETUATION AND FILING INSTRUMENT NO. 633607, RECORDS OF BONNEVILLE COUNTY, IDAHO; THENCE S89°41'37"W 2580.19 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID RIGHT OF WAY BEING 50.00 FEET PERPENDICULAR TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: S00°02'53"W 1816.44 FEET TO A HORIZONTAL CURVE TO THE LEFT; THENCE 361.28 FEET ALONG SAID CURVE TO THE LEFT WITH THE FOLLOWING CURVE DATA: RADIUS = 927.72 FEET, CENTRAL ANGLE = 22°18'46", CHORD BEARING AND DISTANCE = S07°23'45"E 359.00 FEET TO A POINT THAT IS THE INTERSECTION OF SAID RAILROAD RIGHT OF WAY AND THE WEST BANK OF THE RANDALL CANAL; THENCE ALONG SAID CANAL THE FOLLOWING SEVEN (7) COURSES: (1) N17°49'41"E 50.07 FEET; (2) N18°34'41"E 112.70 FEET; (3) N18°13'51"E 224.51 FEET; (4) N18°40'02"E 154.21 FEET; (5) N18°25'57"E 159.47 FEET; (6) N17°09'14"E 159.09 FEET; (7) N16°58'29"E 30.25 FEET TO THE INTERSECTION OF SAID WEST BANK AND THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE N89°42'34"E 1936.87 FEET ALONG SAID NORTH LINE TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED HLE PLS 4563; THENCE N00°04'12"W 317.99 FEET TO A 1/2" IRON ROD MARKED PLS 4563; THENCE N87°54'10"E 323.19 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING REFERENCED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED HLE PLS 4563, WHICH BEARS S87°54'10"W 22.50 FEET; THENCE N00°03'25"W 1000.52 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 38 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N 00°03'25" W 1656.87 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 1353803, AND THE POINT OF BEGINNING; THENCE S 87°54'10" W 323.19 FEET; THENCE N 00°04'12" W 65.04 FEET; THENCE N 87°54'10" E 323.21 FEET TO THE SECTION LINE; THENCE S 00°03'25" E 65.04 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

Ucon Pit Property:

TRACT 5:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N0°08'07"W 1651.85 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 11, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF COLES SUBDIVISION, DIVISION NO. 1, TO THE COUNTY OF BONNEVILLE, STATE OF IDAHO, ACCORDING TO THE RECORDED PLAT THEREOF; AND

RUNNING THENCE N89°38'37"W 1327.91 FEET ALONG THE NORTH LINE OF SAID DIVISION NO. 1 EXTENDED TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4); THENCE N0°06'05"W 989.68 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4); THENCE N89°34'45"E 738.68 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4); THENCE S0°08'07"E. 370.00 FEET; THENCE N89°34'45"E 588.65 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE S0°08'07"E 621.17 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

State of Idaho
Department of Water Resources

Water Right
25-13472

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.0475 0.095 0.19 Miles

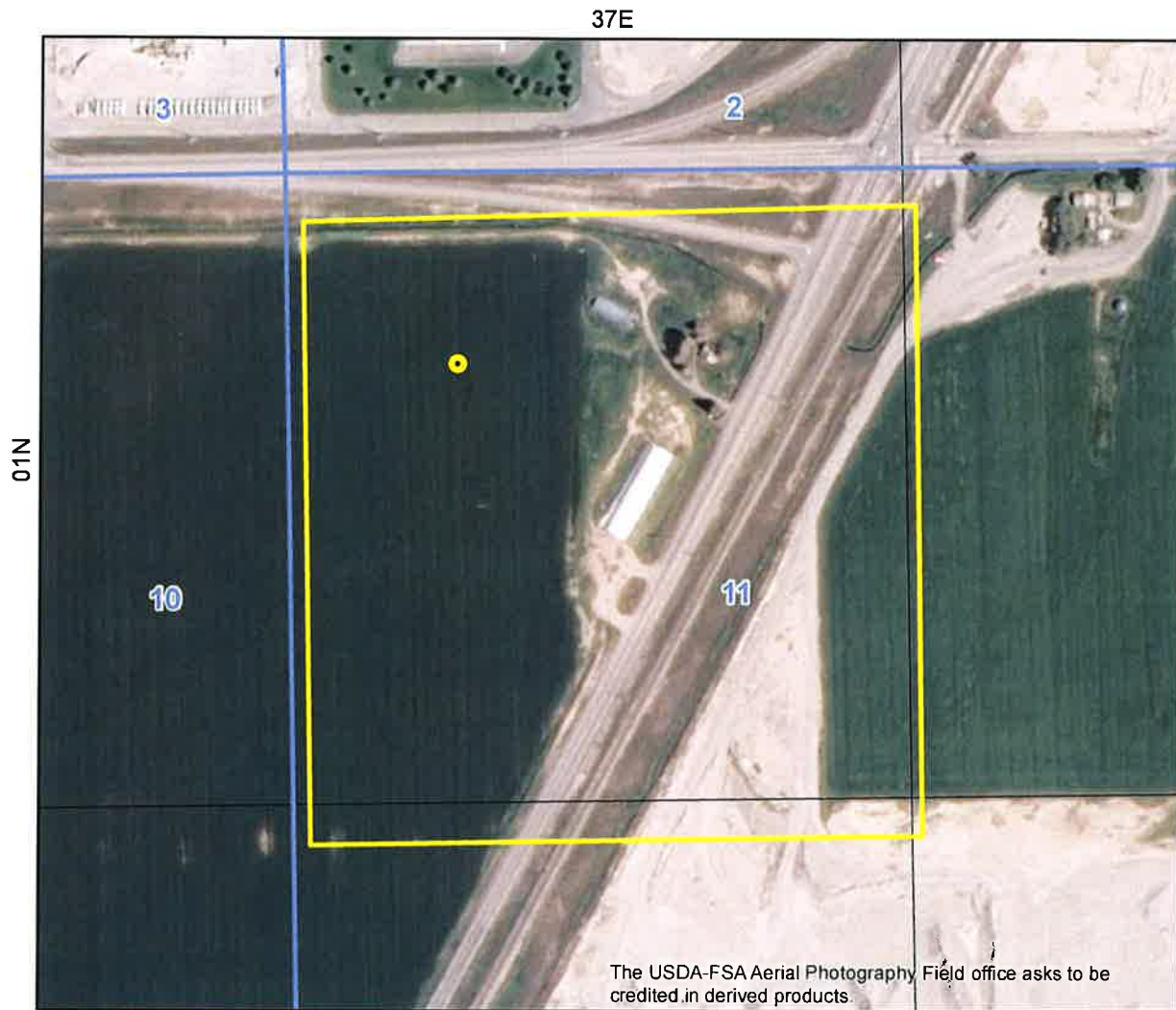


State of Idaho
Department of Water Resources

Water Right
25-13472

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.0475 0.095 0.19 Miles



State of Idaho
Department of Water Resources

Water Right
25-13473

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.045 0.09 0.18 Miles

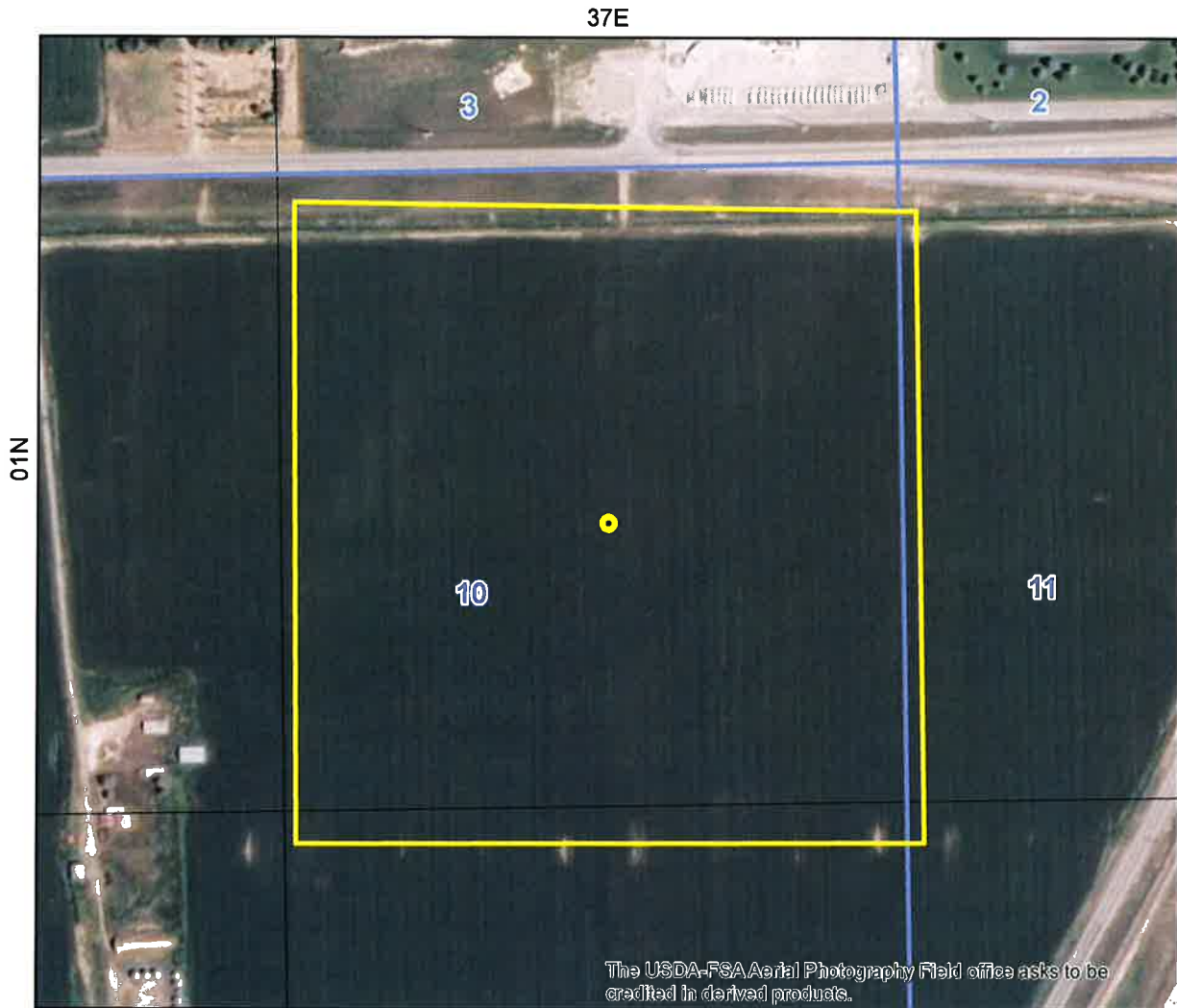


State of Idaho
Department of Water Resources

Water Right
25-13473

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.045 0.09 0.18 Miles





State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

December 21, 2020

SUNROC CORPORATION
482 W 800 N
OREM UT 84057-3728

Re: Change in Ownership for Water Right Nos: 25-13472 and 25-13473

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Debbi Judd'.

Debbi Judd
Technical Records Specialist

Enclosures



RECEIVED

DEC 10 2020

DEPARTMENT OF
WATER RESOURCES

Richard R. Hall
101 S Capitol Boulevard, Suite 1900
Boise, ID 83702
D. 208.387.4211
richard.hall@stoel.com

December 10, 2020

VIA HAND DELIVERY

Idaho Department of Water Resources
322 E Front Street, Suite 648
Boise, ID 83702-7371

**Re: Sunroc Corp. – Notice of Change of Water Right Ownership
Water Rights 25-13472 & 25-13743**

Dear Sir or Madam:

Please find enclosed herewith a Notice of Change of Water Right Ownership for Water Rights 25-13472 and 25-13743 filed on behalf of Sunroc Corporation. A check in the amount of \$50.00 is also enclosed to cover the filing fee for the Notice of Change.

Please do not hesitate to contact me at (208) 287-4211 if you have any questions or need additional information. I appreciate your assistance on this matter.

Best regards,

A handwritten signature in blue ink that reads 'Richard R. Hall'.

Richard R. Hall

Enclosures